

**WAC 458-53-160 Indicated personal property ratio--Computation.** (1) **Determination of ratio for assessed value strata.** For each personal property assessed value stratum, excluding properties identified in WAC 458-53-070 (4)(a), an average assessed value, and an average market value shall be determined from the results of selected audit studies. The average assessed value for each stratum divided by the average market value determines the ratio for each assessed value stratum.

(2) **Determination of indicated market value.** The actual total assessed value of the county for each stratum divided by the ratio for each assessed value stratum, as determined by using the calculation set forth in subsection (1) of this section, determines the indicated market value of each stratum for the county.

(3) **Additional categories.**

(a) The actual county total assessed values of properties identified in WAC 458-53-070 (4)(a) are added as a separate category to the total county assessed value. A ratio determined for these properties is applied against the total assessed value for the category to determine the indicated total market value for the category.

(b) If ten percent or more of the total personal property assessed value of a county consists of publicly owned timber sold by competitive bid to private purchasers, the assessed value of the timber is added as a separate category to the total county assessed value. A ratio determined for this property is applied against the total assessed value for this category to determine the indicated total market value for this category.

(4) **Determination of county indicated ratio.** The sum of the actual total county assessed values is divided by the sum of the indicated market values to determine the county indicated personal property ratio.

(5) **Example.** The following illustration, using simulated values and ratios, indicates the ratio computation procedures for personal property.

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STEP 1 - STRATUM AVERAGE VALUE AND RATIO COMPUTATIONS

	(1)	(2)	(3)	(4)
Stratum	Number of Samples	Average Assessed Value of Samples	Average Market Value of Samples	Stratum Ratio (Col. 2 ) Col. 3)
\$ 0 - 74,999	25	\$ 17,000	\$ 22,000	.773
75,000 - 249,999	15	124,000	235,000	.528
Over - 250,000	10	850,000	960,000	.885

STEP 2 - APPLICATION OF STRATUM RATIOS TO ACTUAL COUNTY  
ASSESSED VALUES

	(1)	(2)	(3)
Stratum	Actual County Personal Property Assessed Values	Ratio	County Market Value Related to Actual Assessed Value (Col. 1 ) Col. 2)
\$ 0 - 74,999	\$21,500,000	.773	\$ 27,813,713
75,000 - 249,999	23,000,000	.528	43,560,606

Over - 250,000	50,000,000	.885	56,497,175
WAC 458-53-070(4)(a)			
Properties	0		0

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Totals	\$94,500,000	) \$127,871,499 = 73.9
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County Indicated	
Personal Property Ratio	73.9%

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[Statutory Authority: RCW 84.08.010, 84.08.070 and 84.48.075. 96-05-002, ' 458-53-160, filed 2/8/96, effective 3/10/96; 94-05-064, ' 458-53-160, filed 2/11/94, effective 3/14/94. Statutory Authority: RCW 84.48.075. 87-12-029 (Order PT 87-5), ' 458-53-160, filed 5/29/87; 86-21-004 (Order PT 86-6), ' 458-53-160, filed 10/2/86; 84-14-039 (Order PT 84-2), ' 458-53-160, filed 6/29/84; 79-11-029 (Order PT 79-3), ' 458-53-160, filed 10/11/79. Formerly WAC 458-52-100.]